

BRAND NEW GRADE A INDUSTRIAL & LOGISTICS PARK

UNITS C1 & C2 - 44,239 & 25,859 SQ FT



**CHATTERLEY
PARK**

FOR SALE / TO LET

- ⦿ DIRECT ACCESS TO A500 / M6 J16
- ⦿ BUILDING FOR A SUSTAINABLE FUTURE
- ⦿ BESPOKE BUILDING OPTIONS AVAILABLE

A500 / M6 J16

Peacock Hay Road, Stoke-on-Trent, Staffordshire ST7 1UN

/// SCULPTURE.DIVISIONS.ENHANCEMENT

Harworth



CHATTERLEY PARK

The 106-acre Chatterley Park site is adjacent to the A500, in close proximity to Junction 16 of the M6.

Chatterley Park will drive economic growth in Stoke-on-Trent and Staffordshire. Reinforcing the areas reputation as a logistics hub and a centre of manufacturing excellence.

Once completed, the 1.2 million sq ft development is expected to support 1,700 jobs, providing a significant boost to economic activity, skills and job density in the local area.

- Design and build opportunities from 25,000 to 518,000 sq ft
- 15 MVA power secured site wide. Further capacity available
- Direct access to J16 M6 via A500
- Well located to service the major markets of the Midlands, North West, and Wales
- Strong labour availability with extremely competitive costs
- Buildings will be developed to a high environmental specification
- Targeted BREEAM Excellent and EPC Rating A, maximising opportunities for the buildings to be Net Zero Carbon in Operation



SOUTH TO BIRMINGHAM

M6

J16

NORTH TO MANCHESTER

A500

A34

NEWCASTLE-UNDER-LYME



A500

STOKE-ON-TRENT & EAST MIDLANDS

A527

CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN



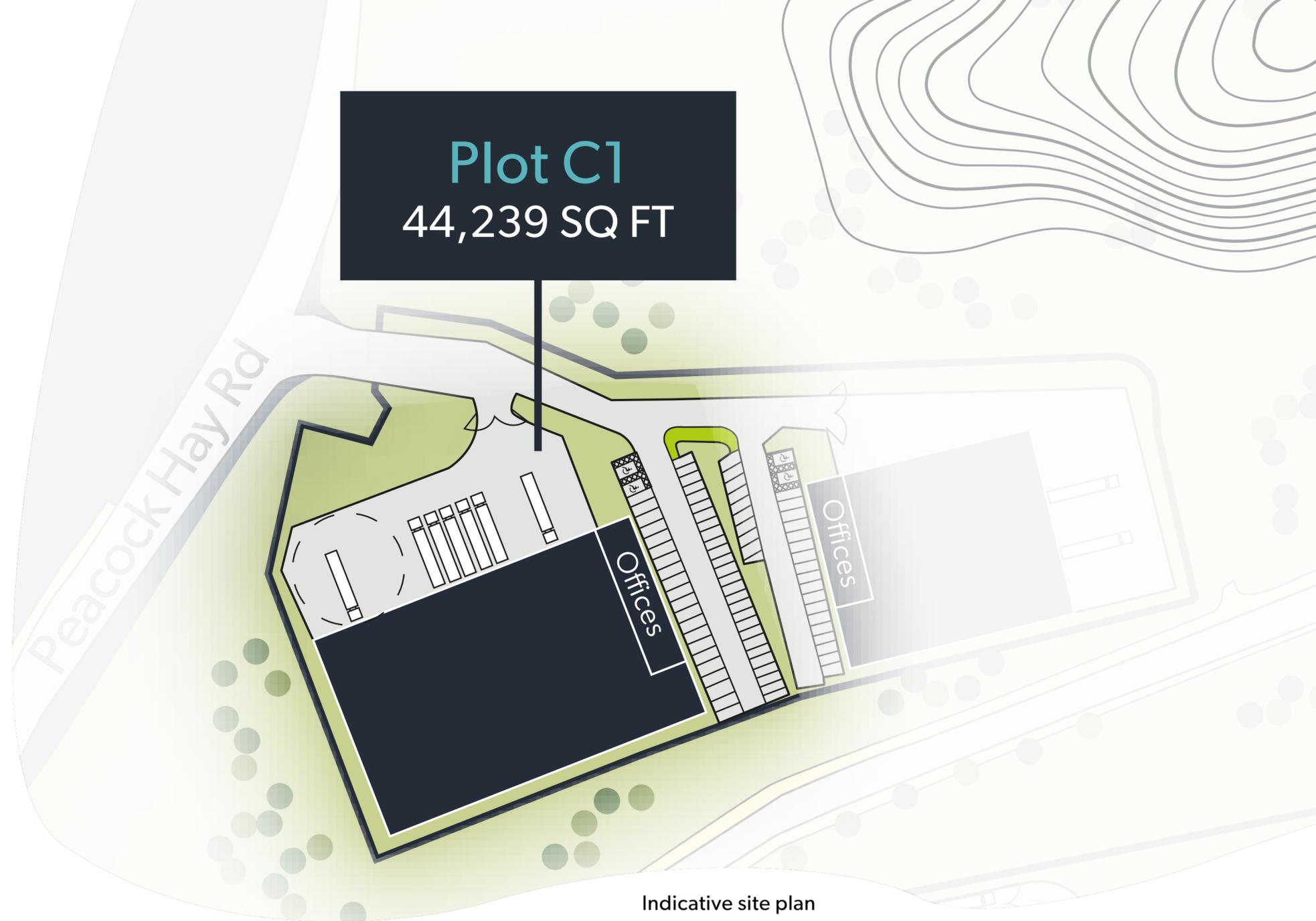
Plot C1 44,239 SQ FT

Chatterley Park is the ideal location for businesses looking to relocate. **Plot C** offers a range of industrial uses.

Built to a grade-A specification, the unit will benefit from separate secure goods yards and car parking, plus first floor fitted offices.

Plot C1

Indicative accommodation	sq ft	sq m
Warehouse	41,333	3,840
First floor offices	2,906	270
Total GIA	44,239	4,110



10M clear height



4 dock level loading doors



51 car parking spaces



35m secure service yard



Dedicated access



2 level access doors



20% EV charging points



600 kVA power



15% roof lights



24/7 access



Enhanced kitchen & WC areas



Enhanced landscaping

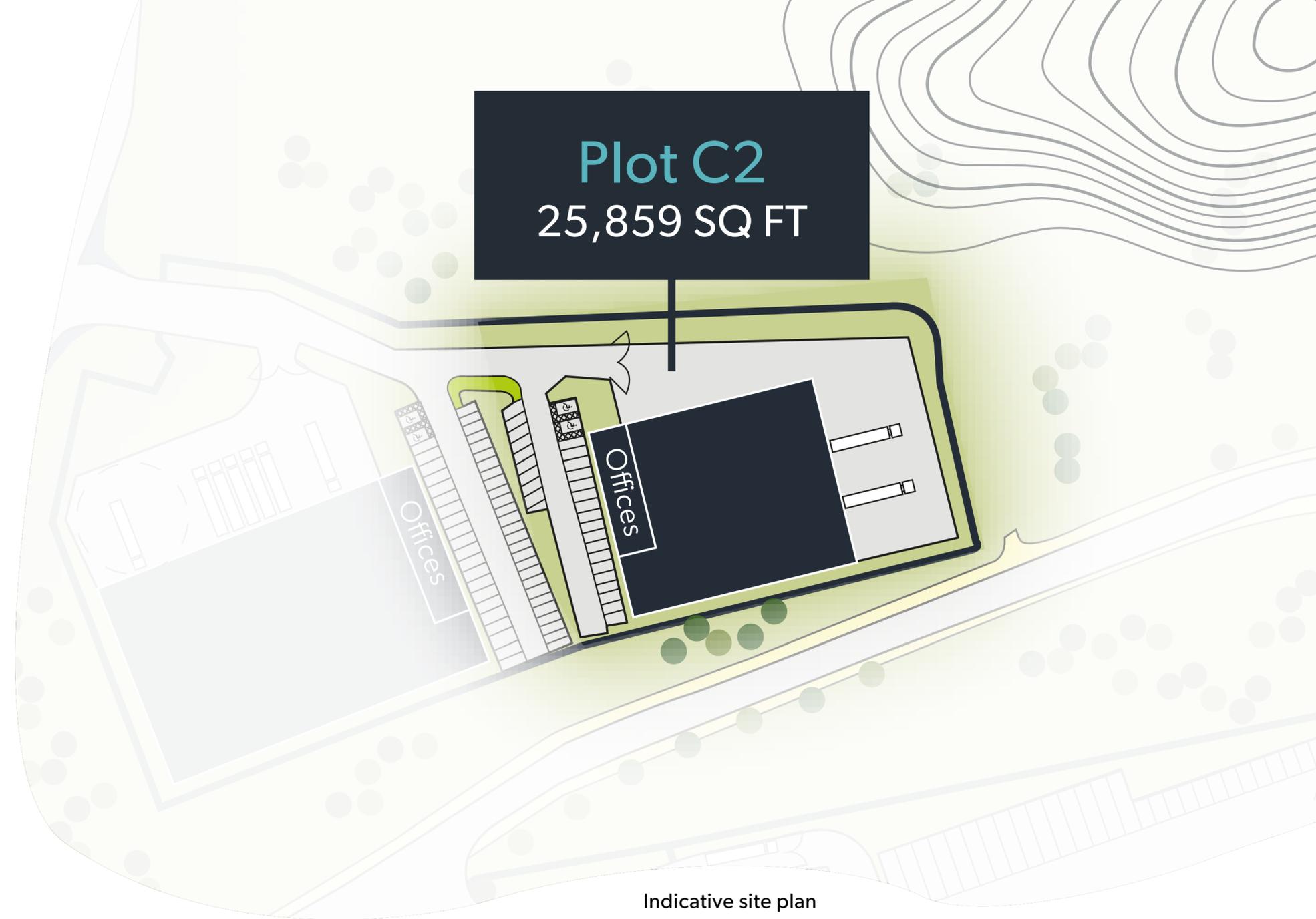
Plot C2 25,859 SQ FT

Chatterley Park is the ideal location for businesses looking to relocate. **Plot C** offers a range of industrial uses.

Built to a grade-A specification, the unit will benefit from separate secure goods yards and car parking, plus first floor fitted offices.

Plot C2

Indicative accommodation	sq ft	sq m
Warehouse	23,508	2,184
First floor offices	2,351	218
Total GIA	25,859	2,402



10M clear height



31 car parking spaces



26m secure service yard



Dedicated access



2 level access doors



20% EV charging points



400 kVA power



15% roof lights



24/7 access



Enhanced kitchen & WC areas



Enhanced landscaping

Master Plan

Be part of a new business community



Site plan is indicative.



15 MVA power secured site wide. Further capacity available



Up to 50kN/M² floor loading



Open plan offices



20% EV charging points



Target BREEAM rating of 'Excellent'



Target EPC Rating of 'A'

People to power your business

Highly competitive labour costs and a skilled workforce in aligned trades



£565.70 gross weekly pay in Newcastle-Under-Lyme (Ave. £640.00 UK)



26,000 employed in distribution in the local area (7.5% vs 5.1% UK)



6.7m people economically active in the West Midlands and North West



38,500 employed in manufacturing (10.1% vs 8% UK)

NOMIS July 2023

A highly attractive region for business, see the "We are Staffordshire" website for further details:



Approximately 3.2 million people within a 45 minute commute of the site.

Sustainability

Every Harworth build performs beyond statutory efficiency and consumption requirements.

The latest low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.



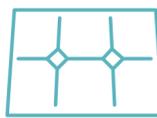
Target BREEAM
'Excellent'



Air source
heat pumps



Target Net Zero



PV panels



Target EPC A



LED lighting



- ✓ Ready for net zero carbon in operation, contributing to your net zero journey
- ✓ Enhanced building fabric to exceed Building Regulations for energy efficiency
- ✓ Roof mounted photovoltaic array providing up to 100% power to the office space
- ✓ Building structure ready to accommodate photovoltaic array up to 60% of roof area
- ✓ 15% roof lights, reducing daytime lighting energy costs
- ✓ LED lighting as standard to minimise energy usage and reduce emissions
- ✓ High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices
- ✓ Water conserving sanitaryware
- ✓ Water leak detection to save water costs via pipe bursts
- ✓ Sustainable drainage to manage water quality and protect local watercourses
- ✓ EV chargers to 20% of spaces with capacity for additional chargers to be installed
- ✓ Ducts to 100% of parking spaces
- ✓ Use of locally sourced recycled and natural products where possible
- ✓ Construction waste minimised by recycling, reducing road miles and land fill



Location

Primed for regional and national reach

	Minutes	Miles
Major Routes		
A500	Direct Access	
M6 J16	8	6
M6 J21A /M62	55	37
M1 J24A	83	56
Towns and cities		
Stoke-on-Trent	10	6
Stafford	33	22
Derby	55	43
Manchester	60	41
Birmingham	60	51
Sea Ports		
Liverpool	88	59
Airports		
Manchester	42	28
Birmingham	65	60
East Midlands	76	51

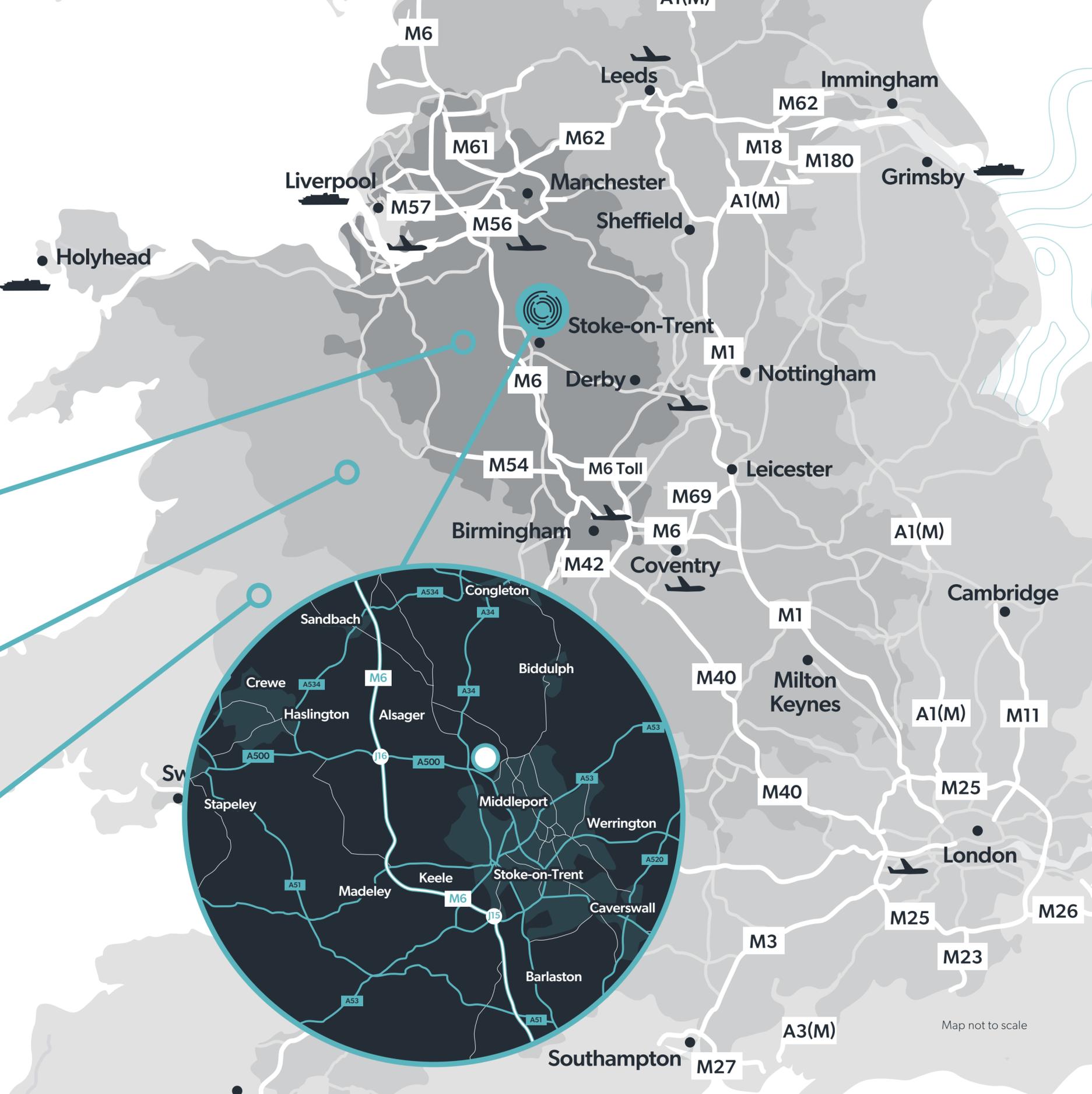
- 1.5 hours
- 3 hours
- 4.5 hours

Source: Lorry Route Planner

1.5 hours
drive time
9,070,035
people

3 hours
drive time
22,989,364
people

4.5 hours
drive time
45,068,132
people



About Harworth

Harworth Group plc is a leading regeneration and strategic land owner and developer focused on the Industrial & Logistics (I&L) and Residential sectors. We own, develop, and manage a portfolio of over 15,000 acres of Strategic Land over 100 sites located throughout the North of England and Midlands.

We specialise in delivering long-term value for all stakeholders by regenerating large, complex sites, into new I&L developments and serviced remediated land for sale into the I&L and Residential land markets. Our long-term through-the-cycle business model is to create sustainable places, support new homes, jobs and communities where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic

significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit:

c15,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.3BN

POTENTIAL
GVA UPLIFT

34.6M

SQ FT OF
POTENTIAL
I&L SPACE



A500 / M6 J16

Peacock Hay Road, Stoke-on-Trent,
Staffordshire ST7 1UN

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Harworth is committed to sustainable regeneration and we are delighted to invest into Chatterley Park. The strategic location can serve the North West, East and West Midlands and will drive significant economic growth. It provides the perfect platform to drive successful business growth.

[harworthgroup.com](https://www.harworthgroup.com)

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